

FOR LEASE

3,850 – 11,529 RSF

WYNWOOD

2520-2550 NW 5TH AVE, MIAMI, FL



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**CENTRAL
COMMERCIAL**
REAL ESTATE

EXECUTIVE SUMMARY

LOCATION

Wynwood
NRD-1

LEASE RATE

\$35.00 /SF/YR NNN

SPACES*

2520: 3,850 RSF
2550: 7,697 RSF

CEILING HEIGHT

13'4"

ZONING

T5-0

2520-2550 NW 5th Ave offers up to 11,529 SF of corner retail, showroom, or creative space at a competitive \$35.00/SF/Y NNN. Spaces are available at 3,850 SF, 7,679 SF, or 11,547 SF combined. Both feature 13.5-foot ceilings, open layouts, and rear-loading access.

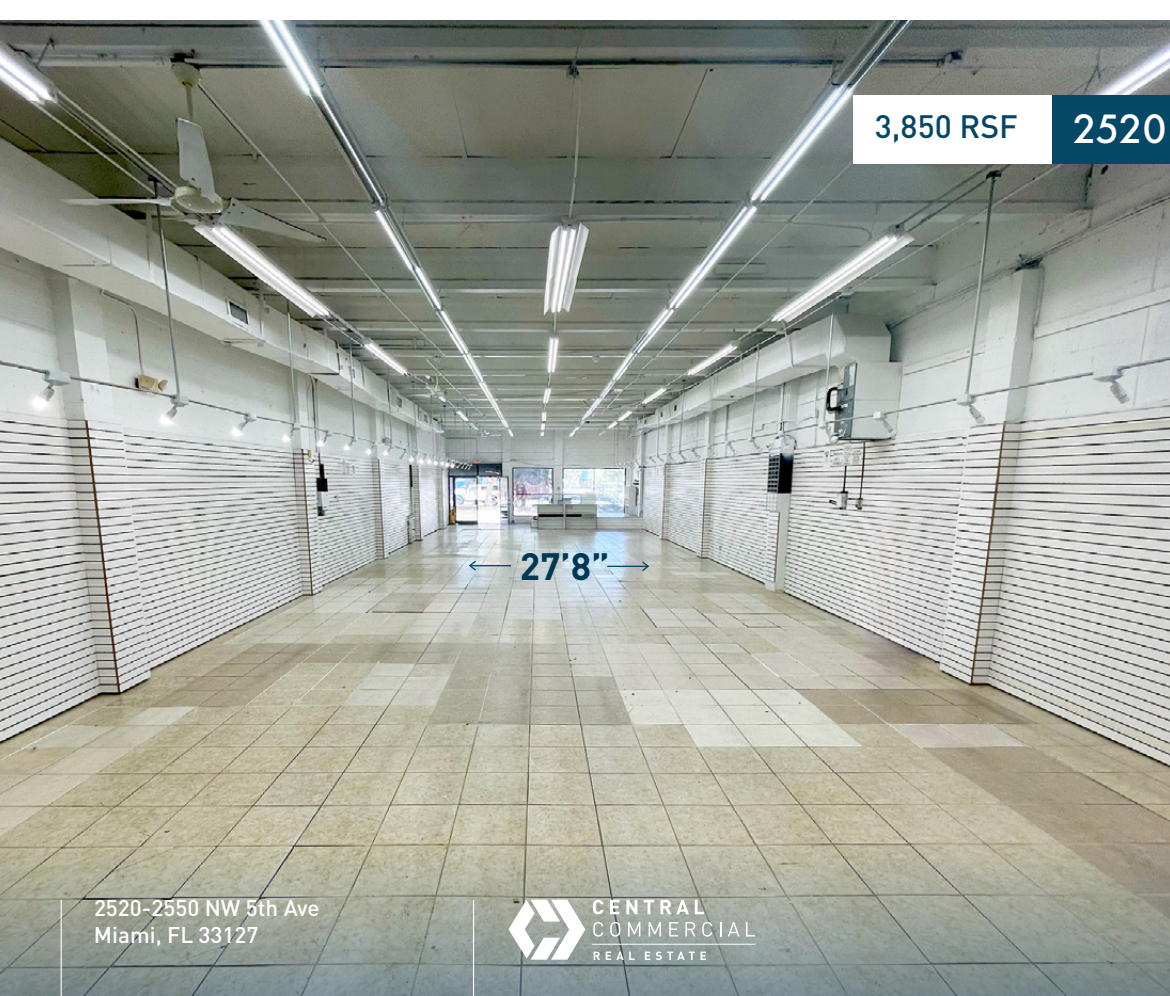
5th Avenue's location provides smooth access in and out of the neighborhood for both customers and operations, while the tree-lined

median adds comfort and curb appeal. The building offers excellent signage visibility and a strong street presence, supported by 164 feet of frontage along 5th Avenue with 72 feet visible from the highly active NW 25th street.

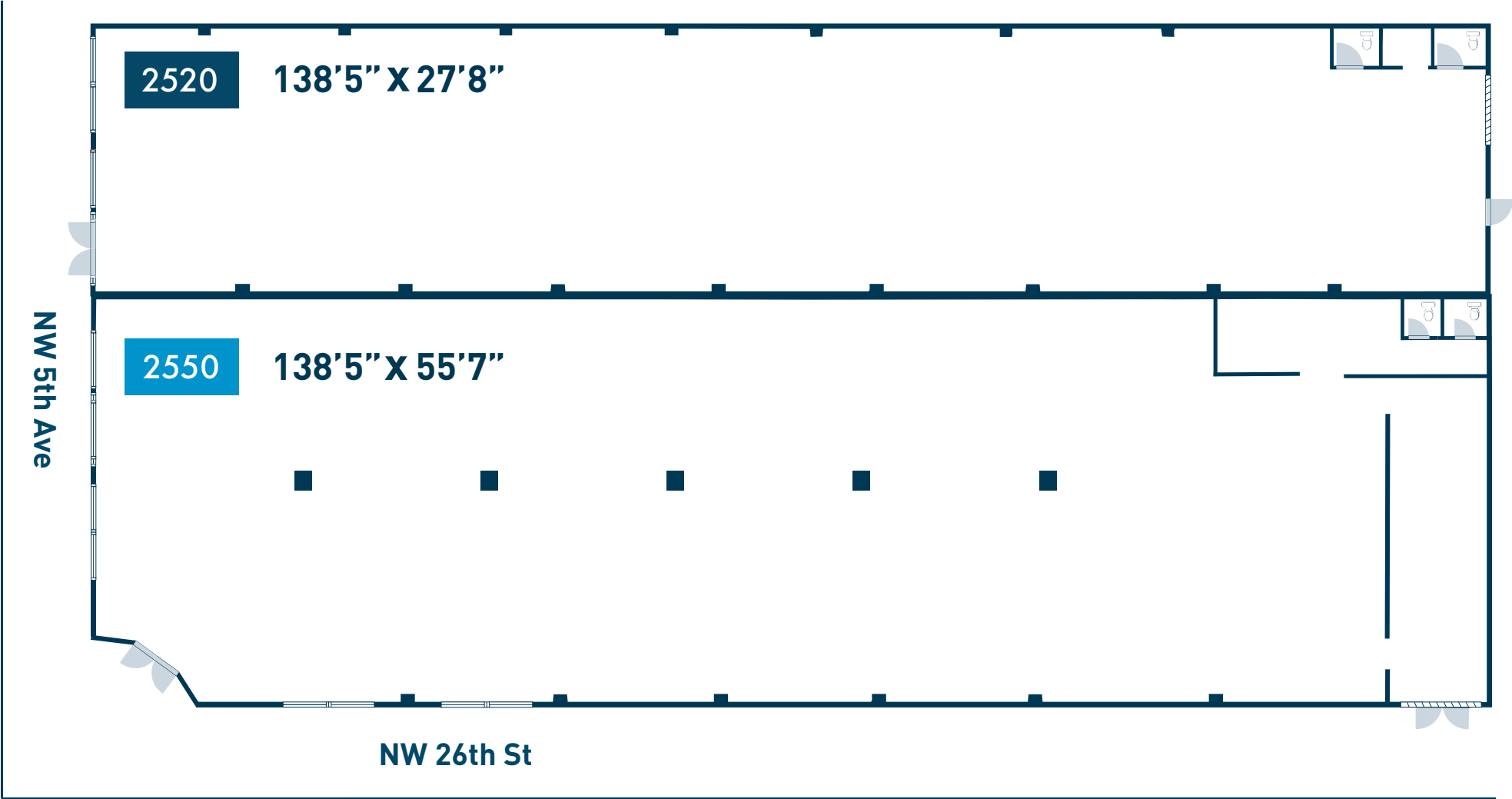
Directly adjacent is Wynwood's largest office development, 545 WYN (est. 2020), and Campus on 5th plaza, home to Dante's HiFi and Love Life Café. These businesses and offices draw steady

daily activity, creating a distinct pocket of energy along this stretch of 5th Ave. Nationally recognized names, such as Pastis, Uchi, and KYU, have also joined the neighborhood. Conveniently connected to an established mix of office, retail, and hospitality, and just two blocks from NW 2nd Avenue, this space offers any business the opportunity to become a staple in Wynwood's dynamic commercial landscape.





EXISTING FLOOR PLANS



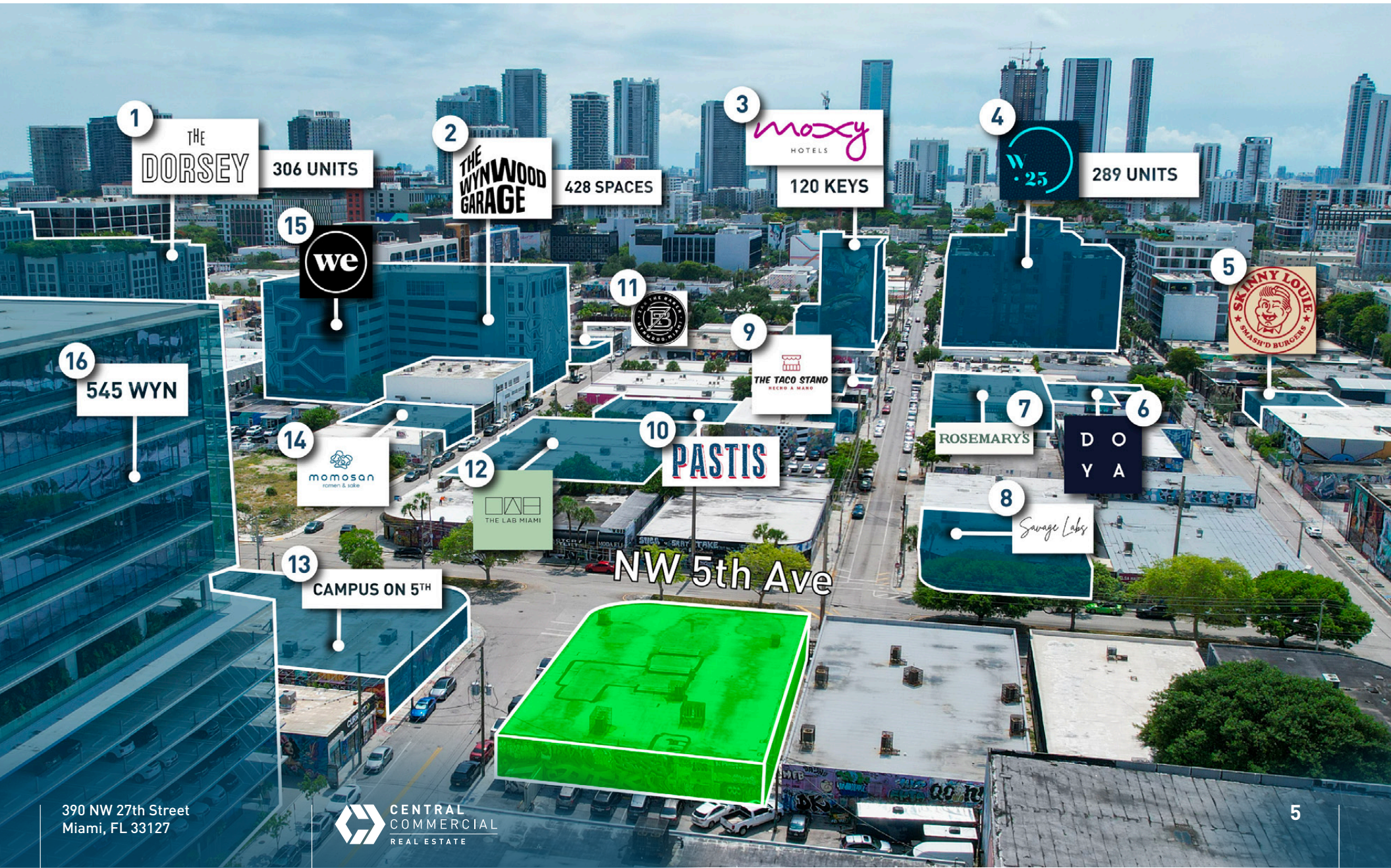
EAST AERIAL

1. The Dorsey - 306 Units
2. Wynwood Garage - 428 Spaces
3. Moxy Hotel - 120 Keys
4. Wynwood 25 - 289 Units

5. Skinny Louie
6. Doya
7. Rosemary's
8. Savage Labs

9. The Taco Stand
10. Pastis
11. Zak The Baker
12. The Lab/The Dock

13. Campus on 5th
14. Momosan
15. WeWork
16. 545 Wyn



NORTHWEST AERIAL

545 WYN

Developed by Sterling Bay, WYN 545 brings 298,000 SF of office space to NW 26th St.

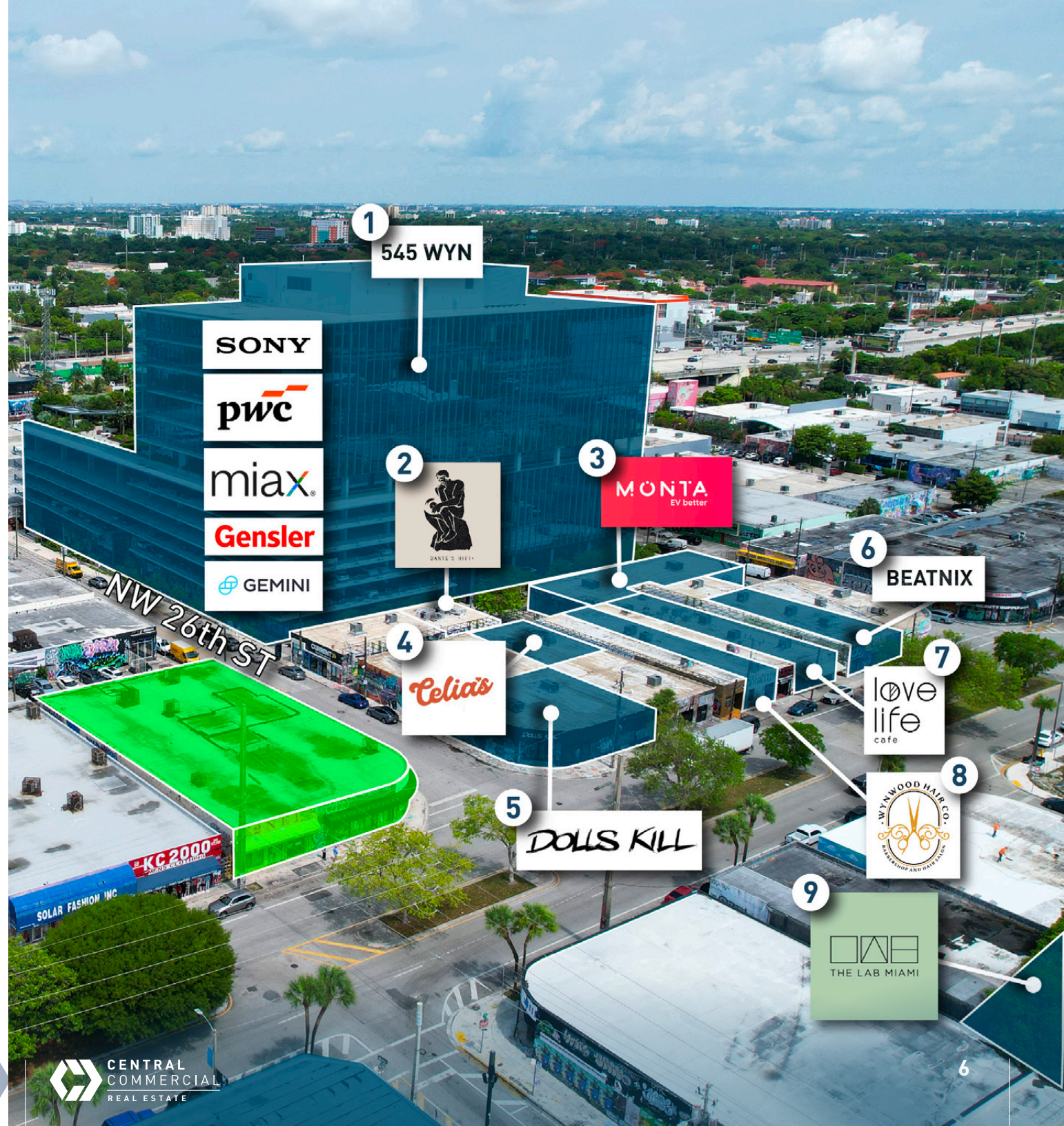
Notable Tenants Include:

- Sony
- PwC
- miax
- Gensler
- Gemini

CAMPUS ON 5TH

Developed and owned by Big Move Properties, Campus on 5th is a thoughtfully redesigned, open-air retail and office plaza introducing a new wave of energy to this section of 5th Ave.

1. 545 Wyn
2. Dante's HIFI
3. Monta
4. Celia's
5. Dolls Kill
6. Beatnix
7. Love Life Cafe
8. Wynwood Hair Co.
9. The Lab/The Dock



160 NW
26TH
ST



WELCOME TO WYNWOOD

A NEIGHBORHOOD BUILT ON CREATIVITY

Wynwood is no stranger to change. Once an industrial hub, it has become both a world-renowned arts destination and a thriving residential neighborhood. Locals and tourists are drawn to its murals, galleries, festivals, and street-level energy, making it one of Miami's busiest destinations for dining, retail, and entertainment.

Much of Wynwood's evolution is driven by the NRD-1 zoning overlay, est. 2015 to preserve the area's artistic and industrial

character while promoting density, mixed-use development, and walkability. This framework has attracted global brands, institutional capital, and transformative projects, strengthening Wynwood's identity as a neighborhood where work, culture, and daily-life coexist.

In recent years, the district has welcomed leading firms in tech, finance, and creative industries, adding depth to its tenant mix.

Wynwood's unique blend of culture and commerce fuels daily demand and global visibility, securing its place as one of Miami's strongest long-term markets. With ongoing investment and a steady pipeline of development, the district is positioned for sustained growth well into the future.

THE WYNWOOD ADVANTAGE

MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

\$ 1Billion+

In Real Estate Investment
Over The Past Decade

4 million+

Instagram posts
tagged #Wynwood

27,700

Residents In
Wynwood District

6 million+

Annual Visitors

4,000+

Residential Units
Delivered Or Underway

6,300

Residents In
Wynwood's Core

36.8

Median Age,
Reflecting A Young,
Working-Age Population

500+

businesses in Wynwood,
including hospitality, retail,
tech, and creative.

< 5 miles

From Brickell, Design
District, Downtown,
and Miami Beach



Designated "Clean
Street Team"



70+ Street Kiosks
with Interactive Maps



Walk Score \approx 97
Bike Score \approx 80



1,400+ Non-Street
Parking Spaces



WHAT'S HAPPENING IN WYNWOOD?

EVERYDAY ANCHORS



ART & CULTURE

WYNWOOD WALLS

Pioneering street art museum, 35+ murals by world-renowned artists Shepard Fairey, Aiko, Miami's own Purvis Young

MUSEUM OF GRAFFITI

The first museum dedicated to graffiti, mural park, curated shop, and beginner graffiti classes

WYNWOOD ART TOURS

Guided tours by foot, bike, or golf cart, showcasing Wynwood's global murals and creative spaces

BAKEHOUSE ART COMPLEX

33,000-sq-ft not-for-profit artist campus, 60+ studios, exhibitions, and public workshops

THE LAB MIAMI

Two coworking spaces in Wynwood offering flexible workspaces for members, with regular networking and tech events

DINING & DRINKS

KYU

Wood-fired Asian-American BBQ, named Time Magazine's "Best Restaurant in Florida" after its first year, James Beard semifinalist

THE TACO STAND

Baja-style tacos, with a strong local following, don't miss Hiden, the Michelin-starred omakase hidden behind a secret door inside

SHISO

Trendy rooftop Asian smokehouse and lounge, named one of Eater's Best New Restaurants in Miami

ZAK THE BAKER

Established 2014, Kosher bakery and brunch café, James Beard recognition, a neighborhood staple

DOYA

Modern Aegean meze, Michelin Bib Gourmand, acclaimed for shareable plates and vibrant dining

NIGHTLIFE

THE DIRTY RABBIT

Multi-level nightlife venue known for their immersive themed parties, bottle service, and top DJs

COYO TACO BACKROOM

Hidden lounge behind the taqueria, serving specialty tequila cocktails

1-800-LUCKY

Asian food hall, karaoke lounge, and nightly DJs in the courtyard

WYNWOOD MARKETPLACE

75,000-sq-ft open-air venue, food trucks, artisan stalls, and regularly scheduled events/festivals

CASA LA RUBIA

Latin brewery, small-batch beers, lively taproom, DJ sets, food trucks

DANTE'S HIFI

Intimate vinyl listening bar/venue, live performances and occasional celebrity sightings

SHOPPING

WYNWOOD KOLLECTIVE

Co-op boutique offering jewelry, accessories, and apparel made by local designers and artists

GLOTTMAN SHOP

Architect Oscar Glottman's eclectic gift shop and showroom for curated design objects

BASE

Established in 1999, relocated from Miami Beach to Wynwood in 2017, offering menswear, sneakers, and in-house fragrances

OFY

Miami-based menswear & lifestyle brand offering bold designs with a modern edge

260 SAMPLE SALE

Weekly rotating designer sample sales with steep discounts, a draw for fashion-savvy locals, only in 4 U.S. cities (NYC, LA, MIA, DAL)

FITNESS & WELLNESS

LEGACY FIT

Flagship gym, high-intensity Partner Interval Training, sauna, cold plunge, rated 4.9 on ClassPass

VELOCITY CLIMBING

Miami's premier indoor gym for bouldering, ropes, and Olympic-style speed climbing

WYNWOOD YOGA

#1 fitness class in South Florida for signature candlelight Yin experience via ClassPass

THE CURE WELLNESS

Spa/recovery center for personal wellness plans, IV drips, NAD+ therapy, peptide treatments, and lab testing

HOUSE OF MANE

Design-forward salon known for their expert stylists, colorists, and hair extension specialists.

WHAT'S HAPPENING IN WYNWOOD?

ANNUAL EVENTS



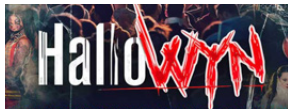
MIAMI SPICE - August-September

Each summer, participating Wynwood restaurants feature prix-fixe menus, encouraging diners to explore the district's top-tier culinary scene



III POINTS MUSIC FESTIVAL - October

One of Miami's biggest multi-genre music festivals, with over 50,000 attendees, held at Mana Wynwood



HALLOWYN - October

Miami's biggest Halloween block party, drawing 30,000+ costumed revelers to the streets of Wynwood



ART BASEL / ART WEEK - December

Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions



WYNWOOD LIFE - February

A two-day community-focused festival created to highlight the businesses and artists of Wynwood, held at Wynwood Marketplace



MIAMI MUSIC WEEK - March

An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses



HOLI FESTIVAL OF COLORS - March

Indian Festival of Colors, celebrated with the throwing of vibrant powders, one of Wynwood's most colorful and unifying annual gatherings



WYNWOOD PRIDE - June

A multi-day LGBTQ+ festival with live music performances, art activations, and nightlife events



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